

CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA  
RESOLUTION NO. 10748

MOVED BY COUNCILPERSON: Arnone

A RESOLUTION OF CITY COUNCIL, OF THE CITY OF JOHNSTOWN, PENNSYLVANIA AUTHORIZING THE CITY MANAGER AND CITY SOLICITOR TO EXECUTE THE ATTACHED SETTLEMENT AGREEMENT WITH RASHEED DEEB, TO RESOLVE A TAX ASSESSMENT APPEAL REGARDING PROPERTY LOCATED AT 142 WALNUT STREET, JOHNSTOWN, PA 15901, AND TO TAKE ANY/ALL ACTIONS NECESSARY TO EFFECTUATE SAME.

WHEREAS, Rasheed Deeb filed a Tax Assessment Appeal in the Court of Common Pleas of Cambria County at Docket No. 2024-3943, challenging the combined assessed value of \$594,000.00 assigned to its property located at 142 Walnut Street, Johnstown, PA 15901: and

WHEREAS, after the parties received Rasheed Deeb's appraisal, the parties, to include the City, the Cambria County Tax Assessment Office and the Greater Johnstown School District have engaged in settlement discussions with Rasheed Deeb, and identified a value on the property of \$100,000.00 as a reasonable value upon which to resolve the matter; and

WHEREAS, the proposed settlement agreement is attached hereto as Attachment A;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, PENNSYLVANIA TO AUTHORIZE THE CITY MANAGER AND CITY SOLICITOR TO EXECUTE AND TAKE ANY/ALL ACTIONS NECESSARY TO EFFECTUATE THE ATTACHED SETTLEMENT AGREEMENT TO RESOLVE THE TAX ASSESSMENT APPEAL ADDRESSING THE LITIGATION FILED BY FOR RASHEED DEEB, IN RELATION TO PROPERTY LOCATED AT 142 WALNUT STREET JOHNSTOWN, PA 15901 FOR A FAIR MARKET VALUE OF \$100,000.00.

RESOLUTION SECONDED BY COUNCILPERSON King

Roll Call:

| Barber |   |   | Clark |   |   | Spinelli |   |   | Brandon-Taylor |   |   | King |   |   | Arnone |   |   |
|--------|---|---|-------|---|---|----------|---|---|----------------|---|---|------|---|---|--------|---|---|
| Y      | N | A | Y     | N | A | Y        | N | A | Y              | N | A | Y    | N | A | Y      | N | A |

ADOPTED: January 14, 2026

ATTEST:

I do hereby certify that the foregoing is a true and correct copy of Resolution No. 10748 as the same adopted by the City Council of the City of Johnstown, Pennsylvania.



Rev. Sylvia King, Mayor or Charles Arnone Dep. Mayor



Arturo Martynuska, City Manager

IN THE COURT OF COMMON PLEAS OF CAMBRIA COUNTY, PENNSYLVANIA

APPEAL OF:  
Rasheed Deeb,  
Petitioner

CIVIL DIVISION  
No. 2024-3943

OF THE DECISION OF APPEAL FROM  
REAL ESTATE ASSESSMENT MADE BY  
CAMBRIA COUNTY BOARD OF  
ASSESSMENT APPEALS OF THE  
PROPERTY OWNED BY:

Rasheed Deeb

v.

Cambria County Board of Assessment  
Appeals,  
Respondent

Tax Map Number: 72-002-301.000

Property Located In:

City of Johnstown, Municipality – An  
Interested Party

Greater Johnstown School District – An  
Interested Party

Cambria, Pennsylvania County – An  
Interested Party

**STIPULATION**

AND NOW, comes the Appellant, Rasheed Deeb, by and through counsel, Lee R. Demosky, Esquire, along with Appellee, Cambria County Board of Assessment Appeals, by and through its counsel, Gary A. Jubas, Esquire, along with the City of Johnstown, by and through its counsel, David P. Andrews, Esquire, along with Greater Johnstown School District, by and through its counsel, Ronald N. Repak, Esquire, and along with Cambria County, by and through

its counsel, William G. Barbin, Esquire, to stipulate and agree as follows in the settlement of the above-captioned real estate tax assessment appeal:

1. Appellant, Rasheed Deeb, is the legal owner of land and improvements of certain real estate designated in the Assessment Office of Cambria County ("Subject Property") as follows:

Address: 142 Walnut Street, Johnstown, PA 15901  
Control Number:  
Map Number: 72-002.-301.000

2. The parties stipulate that the fair market value of the Subject Property for the year 2025 and thereafter is \$100,000.00.

9. The parties agree to the entry of an Order by the Court of Common Pleas of Cambria County incorporating the terms of this Stipulation.

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Gary A. Jubas, Esquire  
Counsel for Cambria County  
Board of Assessment Appeals

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Jason C. Kelly  
Counsel for Rasheed Deeb

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David P. Andrews, Esquire  
Counsel for City of Johnstown

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Ronald N. Repak, Esquire  
Counsel for Greater Johnstown School  
District

IN THE COURT OF COMMON PLEAS OF CAMBRIA COUNTY, PENNSYLVANIA

APPEAL OF:

Rasheed Deeb,  
Petitioner

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No. 2024-3943

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Interested Party

Greater Johnstown School District – An  
Interested Party

Cambria, Pennsylvania County – An  
Interested Party

**STIPULATED ORDER**

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by stipulation of the parties, it is  
hereby ORDERED that:

1. The fair market value for real estate located at 142 Walnut Street, Johnstown, PA,  
Tax Map Number: 72-002.-301.000, shall be \$100,000.00 for the year 2025 and thereafter.

BY THE COURT:

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Patrick T. Kiniry, S.J.